Karen Johnson Davidson County
Batch# 1386567 DEEDQC
02/27/2026 01:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260227-0015734

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SoBro Law Group, PLLC
101 Lea Avenue, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RUNYEON & HAMM, G.P.	NEW OWNER	169 00 0 035.00
(NAME) **PO BOX 90617**	(NAME)	169 00 0 072.00
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **RONALD D. RUNYEON AND LINDA SUE SIMMONS, CO-TRUSTEES OF THE RONALD RUNYEON & LINDA SUE SIMMONS LIVING TRUST, DATED JANUARY 26, 2016,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **RUNYEON & HAMM, G.P., A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL OF ITS INTEREST IN CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

****See attached Exhibit A for the legal description of the subject property****

unimproved x
This is improved property, known as 8715 Hester Beasley Road, Nashville, Tennessee 37221 & 8703 Highway 100, Nashville, TN 37211
(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this _____ day of February, 2026.

THE RONALD RUNYEON AND LINDA SUE SIMMONS LIVING TRUST, DATED JANUARY 26, 2016

RONALD D. RUNYEON, CO-TRUSTEE

LINDA SUE SIMMONS, CO-TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the _____ day of February, 2026, before me personally appeared Ronald D. Runeyon and Linda Sue Simmons, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they are the Co-Trustees of the Ronald Runyeon and Linda Sue Simmons Living Trust, dated January 26, 2016, and that they, in the capacity of Co-Trustees, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25 day of February, 2026.

Notary Public

My Commission Expires: 3/8/28

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Adam G. LaFevor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 25, 2026.

Affiant Signature

2/25/26
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 25th day of February, 2026.

Notary's Signature

My Commission Expires: 10/20/2026

Notary's Seal

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

RECORD & RETURN TO:
SoBro Law Group, PLLC
101 Lea Ave.
Nashville, TN 37210